



**Contra  
Costa  
County**

To: Board of Supervisors  
From: John Kopchik, Director, Conservation & Development Department  
Date: September 19, 2017

Subject: Allocation of Funds from the Livable Communities Trust to the Garden Park Apartments Community, Pleasant Hill

**RECOMMENDATION(S):**

ALLOCATE \$125,000 from the Livable Communities Trust (District IV portion) to the Garden Park Apartments Community (GPAC) in Pleasant Hill and DIRECT the Director of the Department of Conservation and Development to incorporate the terms and conditions of the funds into a Revocable Grant Agreement between the County and GPAC for the project.

**FISCAL IMPACT:**

No General Fund impact. Funds in the amount of \$125,000 are from the District IV allocation of deposits into the Livable Communities Trust. On December 3, 2013, the Board of Supervisors determined that revenue from the Fund should be spent equally among supervisorial districts. At build-out of the development projects contributing revenue to the Fund, deposits to the Fund will total \$8,448,000. As of August 31, 2017 the fund balance was \$7,706,905. The account has earned over \$400,000 in interest to date. There have been \$299,427 in expenditures. The following expenditures have been approved by the Board of Supervisors:

- \$250,000 approved on October 22, 2013 for the Northern Waterfront Economic

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY  
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD  
COMMITTEE

Action of Board On: **09/19/2017** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: John Gioia, District I Supervisor  
Candace Andersen, District II Supervisor  
Diane Burgis, District III Supervisor  
Karen Mitchoff, District IV Supervisor  
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: September 19, 2017

David Twa, County Administrator and Clerk of the Board of Supervisors

By: Stephanie Mello, Deputy

Contact: Dominic Aliano,  
925-521-7100

cc:

Development Initiative (fully expended)

- \$1,432,830 approved on June 14, 2016 from the District I portion to provide matching funds for the development of the Heritage Point affordable housing project in North Richmond;
- \$400,000 approved on December 20, 2016 from the District III portion for a feasibility study for the Marsh Creek Corridor Multi-Use Trail and to review and update land use policies related to agriculture;

## FISCAL IMPACT: (CONT'D)

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- \$50,000 approved on March 07, 2017: from District IV (\$25,000) and District V (\$25,000) to assemble an Agra Tech Solar Light Greenhouse for the CoCo San Sustainable Farm project.
- \$83,645 approved on March 14, 2017 from Districts IV and V to support the implementation of the “Rides for Veterans” program (\$49,427 expended)

## BACKGROUND:

The Livable Communities Trust Fund (Fund) was established to implement the County’s Smart Growth Action Plan. The goals of the Action Plan include enabling communities to meet affordable and regional fair share housing goals through the construction, development, and renovation of affordable and senior housing.

Garden Park Apartment Community (GPAC), located in Pleasant Hill, is a permanent supportive housing program for 27 formerly homeless families. This program is a critical part of the County's continuum of homeless services and provides much needed affordable housing with intensive on-site services. Unfortunately, tenant rents and current operating subsidies have not kept pace with increasing operating costs. Therefore, GPAC sought, and received, an allocation of Project-Based Vouchers and Rental Assistance Demonstration (RAD) vouchers from the Housing Authority of the County of Contra Costa. The voucher program is regulated by the U.S. Department of Housing and Urban Development (HUD). As a condition of providing the RAD vouchers, HUD requires that the project have a replacement reserve account of \$267,000.

GPAC requested \$125,000 from the District IV share of the Funds to partially fund the replacement reserve account. The Funds will be matched with an allocation of \$142,000 from the City of Pleasant Hill.

The Revocable Grant Agreement includes conditions so that the County is not obligated to disburse any portion of the \$125,000 until GPAC has delivered evidence to the County that the Housing Authority has agreed to provide the RAD vouchers and County staff confirms that GPAC is not in default under any agreement between it and the County. In addition, if GPAC does not receive the award of RAD vouchers by December 31, 2017, the funds will be returned to the Fund.

## CONSEQUENCE OF NEGATIVE ACTION:

If a replacement reserve account is not established, GPAC will not receive the RAD vouchers and may not be able to sustain operations.

## CHILDREN'S IMPACT STATEMENT:

GPAC supports outcome number 3: Families are Economically Self Sufficient.

## ATTACHMENTS

